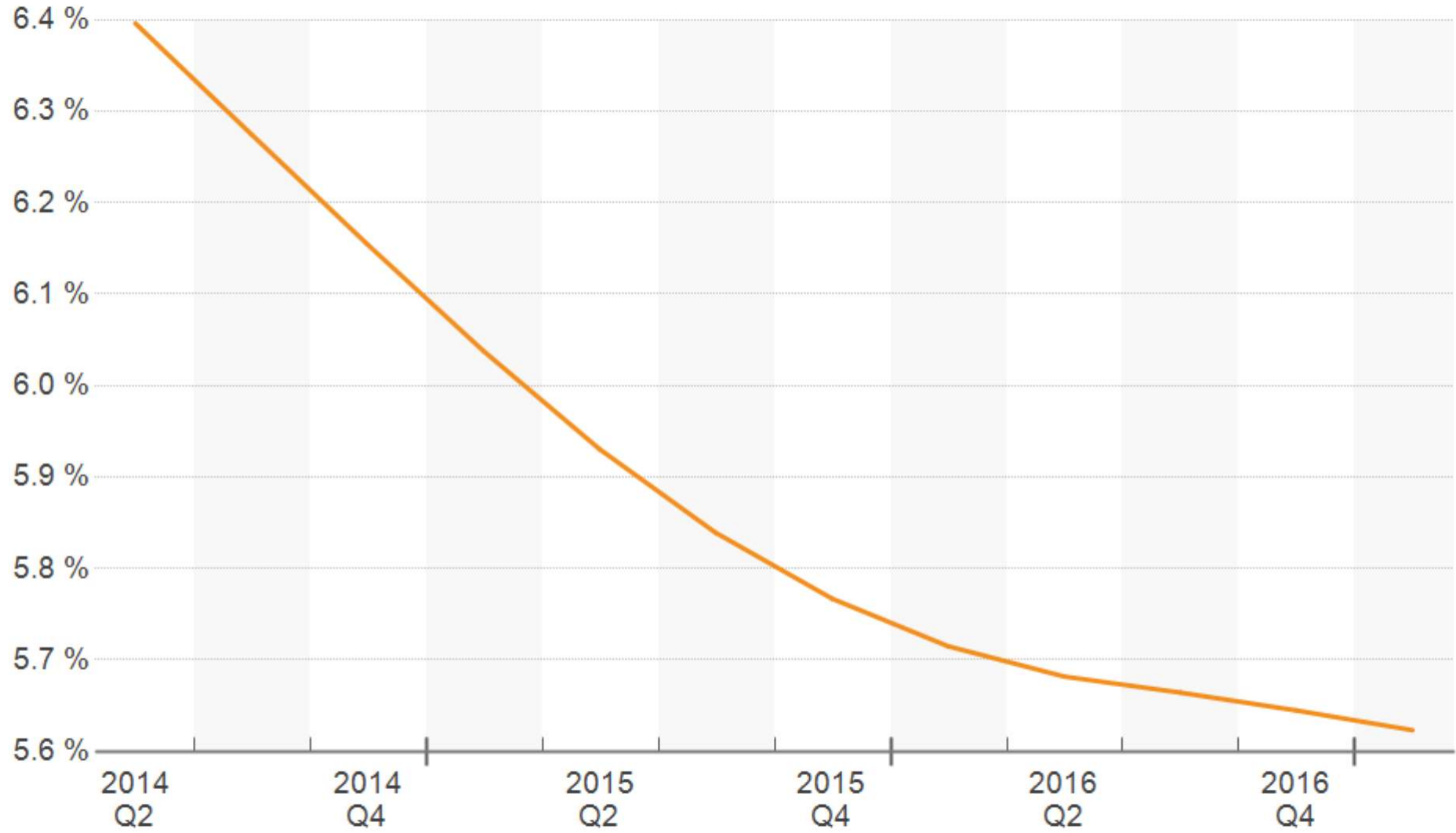


Greeley & Surrounding Area - Retail

Vacancy Rate



Greeley & Surrounding Area - Retail

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$10.84	\$9.80
Vacancy Rate	4.9%	6.3%
Vacant SF	399,210	508,335
Availability Rate	7.0%	9.9%
Available SF	567,044	795,059
Sublet SF	11,962	14,408
Months on Market	19.2	21.9

Inventory	Survey	5-Year Avg
Existing Buildings	713	705
Existing SF	8,093,503	8,043,382
12 Mo. Const. Starts	61,962	30,198
Under Construction	37,733	23,466
12 Mo. Deliveries	54,229	16,423

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	50,835	78,871
12 Mo. Leasing SF	287,474	238,203

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$158	\$126
Asking Price Per SF	\$198	\$151
Sales Volume (Mil.)	\$36	\$45
Cap Rate	6.4%	6.8%